

BILL NO. R-86-05- 26

DECLARATORY RESOLUTION NO. R- 42-86

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as Cook Road -- Office and Industrial Park, Fort Wayne, Indiana. (Mark P. Shambaugh, Petitioner.)

WHEREAS, Petitioner has duly filed its petition dated May 17, 1986, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

A part of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Section 11; thence South 89 degrees 37 minutes 35 seconds East (assumed direction bearing), a distance of 1312.89 feet to a point that is midway between the said Southwest corner of Section 11 and the South  $\frac{1}{4}$  corner of Section 11, said point being the point of beginning of this described tract of land; thence North 00 degrees 10 minutes 01 seconds West, a distance of 2650.75 feet to the East-West centerline of said Section 11, said point being the mid-point between the West  $\frac{1}{4}$  corner and the center point of said Section 11; thence South 89 degrees 42 minutes 23 seconds East on the East-West centerline a distance of 1243.15 feet to the Westerly line of an existing 100 feet wide railroad right-of-way line, said point being North 89 degrees 42 minutes 23 seconds West 63.57 feet from the aforesaid center of Section 11; thence South 00 degrees 21 minutes 17 seconds West on aforementioned Westerly right-of-way line of railroad, a distance of 2652.37 feet to the South line of the Southwest  $\frac{1}{4}$  of said



Page Two

Section 11; said point being North 89 degrees 37 minutes 35 seconds West 93.88 feet from the South quarter corner of said Section 11; thence North 89 degrees 37 minutes 35 seconds West on the South line of said Southwest  $\frac{1}{4}$  section, a distance of 1219.01 feet to the place of beginning, containing 74.94 acres more or less.

SUBJECT To the Tall Structures Act of 1957, and the South 50 feet thereon for rights-of-way for the Cook Road, and any other legal drainage easement and/or grant thereon.

said property more commonly known as Cook Road - Office & Industrial Park, Fort Wayne, Indiana;

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 4, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 3 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the



1 Page Three

2 advisability of designating the above designated  
3 area an "Economic Revitalization Area";

4 (c) Common Council shall publish notice in accordance  
5 with I.C. 5-3-1 of the adoption and substance of  
6 this Resolution and setting this designation as an  
7 "Economic Revitalization Area" for public hearing;

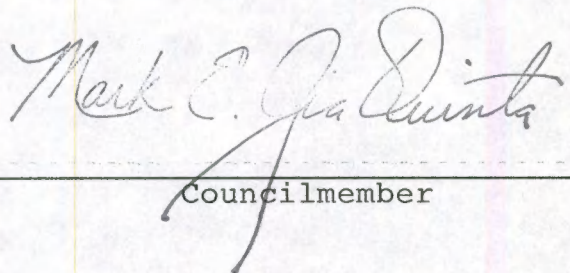
8 (d) If this Resolution involves an area that has al-  
9 ready been designated an allocation area under  
10 I.C. 36-7-14-39, then the Resolution shall be re-  
11 ferred to the Fort Wayne Redevelopment Commission  
12 and said designation as an "Economic Revitalization  
13 Area" shall not be finally approved unless said  
14 Commission adopts a resolution approving the peti-  
15 tion.

16 SECTION 3. That, said designation of the hereinabove  
17 described property as an "Economic Revitalization Area" shall  
18 only apply to a deduction of the assessed value of real estate  
19 improvements.

20 SECTION 4. That this Resolution shall be subject to  
21 being confirmed, modified and confirmed or rescinded after public  
22 hearing and receipt by Common Council of the above described re-  
23 commendations and resolution, if applicable.

24 SECTION 5. That it is the preliminary intent of Common  
25 Council to recommend a ten (10) year deduction from the assessed  
26 value of the real property. The length of the deduction will be  
27 finally determined by Common Council, pursuant to I.C. 6-1.1-  
28 12.1-3(b), after receipt of the owner's application from the  
29 County Auditor.

30 SECTION 6. That this Resolution shall be in full force  
31 and effect from and after its passage and any and all necessary  
32 approval by the Mayor.

  
\_\_\_\_\_  
Councilmember

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APPROVED AS TO FORM  
AND LEGALITY



Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.,E.S

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by B. Quinte,  
seconded by C. Stark, and duly adopted, placed on its  
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 5-27-86

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)  
(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (~~RESOLUTION~~) NO. B-42-86  
on the 27th day of May, 1986,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 28th day of May, 1986,  
at the hour of 11:30 o'clock PM.M.,E.S.T.

SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29 day of May,  
1986, at the hour of 3:30 o'clock P.M.,E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

  X   Real Estate Improvements  
       Personal Property (New Manufacturing Equipment)  
       Both Real Estate Improvements & Personal Property

.....

A. GENERAL INFORMATION

Applicant's Name: Mark P. Shambaugh

Address of Applicant's Principle Place of Business:

137 Chambeau Road

Fort Wayne, Indiana 46801

Phone Number of Applicant: (219 ) 484-0741

Street Address of Property Seeking Designation:

Cook Road -- Office & Industrial Park

S.I.C. Code of Substantial User of Property:                     

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>  X  </u>	<u>      </u>
Is the project site within the flood plain?	<u>      </u>	<u>  X  </u>
Is the project site within the rivergreenway area?	<u>      </u>	<u>  X  </u>
Is the project site within a Redevelopment Area?	<u>      </u>	<u>  X  </u>
Is the project site within a platted industrial park?	<u>  X  </u> (in process)	<u>      </u>
Is the project site within the designated downtown area?	<u>      </u>	<u>  X  </u>
Is the project site within the Urban Enterprise Zone?	<u>      </u>	<u>  X  </u>
Will the project have ready access to City Water?	<u>  X  </u>	<u>      </u>
Will the project have ready access to City Sewer?	<u>  X  </u>	<u>      </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>      </u>	<u>  X  </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?

Corporate facilities of Shambaugh & Son, Inc. specializing in construction,  
engineering and fabrication work. Future plans are to develop fourteen (14) lots  
for office and light industrial business.

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? \_\_\_\_\_

Current assessed value of Real Estate:

Land	<u>\$2,300.00</u>
Improvements	<u>                    </u>
Total	<u>\$2,300.00</u>

What was amount of Total Property Taxes owed during the immediate past year? \$179.27 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

Initially construct office building and warehouse for Shambaugh & Son corporate  
facilities and warehouse and fabrication shops. Further develop fourteen (14) lots  
of the subdivisions for future office and light industrial businesses.

Cost of Improvements: \$ 3,100,000.00 (Phase I)

Development Time Frame:

Phase I

When will physical aspects of improvements begin? Late June if approved

When is completion expected? February, 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \_\_\_\_\_



What was amount of Personal Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19\_\_.

Give a brief description of new manufacturing equipment to be installed at the project site.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Cost of New Manufacturing Equipment? \$ \_\_\_\_\_

Development Time Frame:

When will installation begin of new manufacturing equipment? \_\_\_\_\_

When is installation expected to be completed? \_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 300

How many permanent jobs will be created as a result of this project?  
30 full-time, 100 part-time

Anticipated time frame for reaching employment level stated above?  
2 years

What is the nature of those jobs?

Design engineers, accounting, construction managers, clerical, fabrication  
personnel, mechanics, servicemen, estimators and field labor.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

We will be developing vacant, dormant land into a modern industrial park. This  
will not only bring additional jobs to the community as a result of Shambaugh & Son  
consolidating state wide operations there, but will attract further industry when  
we develop future lots into an industrial/office park.

\_\_\_\_\_

\_\_\_\_\_

In what Township is project site located? Washington Township

In what Taxing District is project site located? Washington Township



G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Mark P. Shambaugh

or

Al Bowden

Phone Number of Contact Person (219) 484-0741

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Mark P. Shambaugh  
Signature of Applicant

5/17/86  
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).



"ECONOMIC REVITALIZATION AREA"  
PROCEDURE  
FORT WAYNE, INDIANA

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Applicant receives an application for designation  
of property as an "Economic Revitalization Area"

Application is completed and filed in office of  
Division of Economic Development; along with  
application fee

Application is reviewed  
and Economic Development  
recommendation is prepared

Law office prepares resolution  
to designate area and a resolu-  
tion to confirm designation

Both resolutions are introduced  
to City Council

Resolution to confirm  
designation is sent  
to Committee on Finance

Resolution to  
designate area is  
approved

Applicant presents project to  
Committee on Finance

City Council holds a public hearing

City Council votes on Resolution  
to confirm designation

Applicant files for deduction of  
assessed value with County Auditor

County Auditor requests City Council  
to recommend period of deduction

Law office prepares Resolution for  
Entitled Deduction

Resolution is introduced to  
City Council and placed  
into Finance Committee

Applicant gives update report of  
project to Committee on Finance

City Council votes on Resolution  
for Entitled Deduction

Certified copy of Resolution  
is sent to County Auditor



EXHIBIT A

A part of the East  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Section 11; thence South 89 degrees 37 minutes 35 seconds East (assumed direction bearing), a distance of 1312.89 feet to a point that is midway between the said Southwest corner of Section 11 and the South  $\frac{1}{4}$  corner of Section 11, said point being the point of beginning of this described tract of land; thence North 00 degrees 10 minutes 01 seconds West, a distance of 2650.75 feet to the East-West centerline of said Section 11, said point being the mid-point between the West  $\frac{1}{4}$  corner and the center point of said Section 11; thence South 89 degrees 42 minutes 23 seconds East on the East-West centerline a distance of 1243.15 feet to the Westerly line of an existing 100 feet wide railroad right-of-way line, said point being North 89 degrees 42 minutes 23 seconds West 63.57 feet from the aforesaid center of Section 11; thence South 00 degrees 21 minutes 17 seconds West on aforementioned Westerly right-of-way line of railroad, a distance of 2652.37 feet to the South line of the Southwest  $\frac{1}{4}$  of said Section 11; said point being North 89 degrees 37 minutes 35 seconds West 93.88 feet from the South quarter corner of said Section 11; thence North 89 degrees 37 minutes 35 seconds West on the South line of said Southwest  $\frac{1}{4}$  section, a distance of 1219.01 feet to the place of beginning, containing 74.94 acres more or less.

SUBJECT TO the Tall Structures Act of 1957, and the South 50 feet thereon for rights-of-way for the Cook Road, and any other legal drainage easement and/or grant thereon.



MARK P. SHAMBAUGH  
6705 QUAIL RIDGE LANE 432-5840  
FORT WAYNE, INDIANA 46804

1812

5/19 19 86 71-19/749

PAY TO THE  
ORDER OF

City of Ft Wayne \$ 50.00  
Fifty and no/100 DOLLARS



FORT WAYNE  
NATIONAL BANK  
FORT WAYNE - INDIANA 46802

COOK RD DEVELOP

MEMO TAX ABATEMENT FEE

Mark Shambaugh

⑆076900194⑆71794⑆130⑆01⑆ 1812



# Shambaugh & Son INC.

## TRANSMITTAL SHEET

- ☒ 137 CHAMBEAU RD. • P.O. BOX 1287 • FORT WAYNE, IND. 46801 • (219) 484-0741  
☐ 9011 FRONT STREET • FORT WAYNE, IND. 46818 • (219) 489-4545  
☐ 1010 EAST SUMNER AVE • P.O. BOX 27297 • INDIANAPOLIS, IND. 46227 • (317) 788-4561  
☐ 777 COR-DALE ROAD • LAFAYETTE, IND. 47904 • (317) 423-2696  
☐ 2131 COMMERCIAL COURT • EVANSVILLE, IND. 47712 • (812) 422-2230

DATE: May 20, 1986

TO: Fred Baughman, Development Specialist

RE: Application for Designation of Property  
as an "Economic Revitalization Area"

Department of Economic Development

OUR P.O. NO. \_\_\_\_\_

Room 840, City-County Building

OUR JOB NO. \_\_\_\_\_

One Main Street

JOB NAME \_\_\_\_\_

~~ATTN:~~ Fort. Wayne, Indiana 46802

LOCATION \_\_\_\_\_

IN CONNECTION WITH THE ABOVE, WE ARE FORWARDING:

_____ PRINTS	_____ FOR APPROVAL	_____ APPROVED AS SUBMITTED
_____ SHOP DRAWINGS	_____ FOR USE IN FIELD	_____ APPROVED AS NOTED
_____ PLANS	_____ FOR USE/DISTRIBUTION	_____ APPROVED WITH CORRECTIONS
_____ SPECIFICATIONS	_____ FOR INFORMATION	_____ NOT APPROVED
_____ INSPECTION TEST REPORTS	_____ FOR COMMENT	_____ REVISE & RESUBMIT
_____ NEW PRINTS, VOID ALL OTHERS	_____ PER YOUR REQUEST	_____ OTHER _____

1 COPIES OF Application for Designation of Property as an  
"Economic Revitalization Area" -- Mark Shambaugh  
\_\_\_\_ COPIES OF \_\_\_\_\_  
\_\_\_\_ COPIES OF \_\_\_\_\_  
\_\_\_\_ COPIES OF \_\_\_\_\_

PLEASE RETURN \_\_\_\_\_ COPIES TO THE ATTENTION OF: \_\_\_\_\_

REMARKS: Fred,

Please review & call me with

Any questions. Thanks again for your help.

RELEASE FOR SHIPMENT: \_\_\_\_\_

Very truly yours,

**SHAMBAUGH & SON, INC.**

Beth W. Cooper  
Beth W. Cooper, Secretary to  
Mark P. Shambaugh

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionQ-86-05-26DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1 for property commonlyknown as Cook Road - Office & Industrial Park. (Mark P. Shambaugh,Shambaugh & Sons, Inc., Petitioner).

EFFECT OF PASSAGE Development of vacant, dormant land into a modern industrial park; initially constructing an office building and warehouse for corporate facilities and warehouse and fabrication shops; future development of 14 lots for future office and light industrial businesses which will bring additional jobs to the community.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$3,100,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-86-05-26

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic

Revitalization Area " under I.C. 6-1.1-12.1 for property

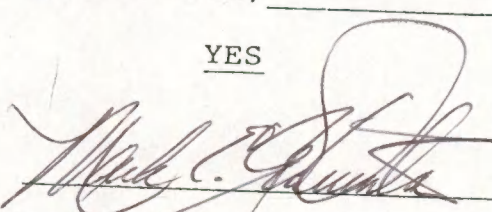
commonly known as Cook Road - - Office and Industrial Park, Fort

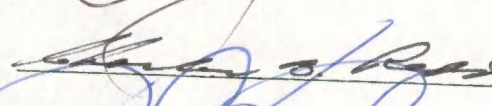
Wayne, Indiana (Mark P. Shambaugh, Petitioner)


HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)  
(RESOLUTION) \_\_\_\_\_

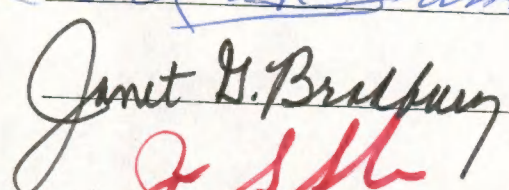
YES

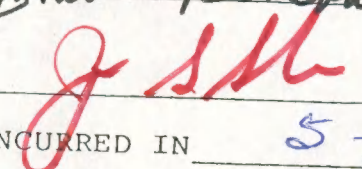
NO

  
MARK E. GiaQUINTA  
CHAIRMAN

  
CHARLES B. REDD  
VICE CHAIRMAN

  
PAUL M. BURNS

  
JANET G. BRADBURY

  
JAMES S. STIER

CONCURRED IN

5-27-86

SANDRA E. KENNEDY  
CITY CLERK